





## Town Centre Commercial Premises Suitable for a Variety of Uses

- Centrally Located Economic Office Space
- Open Plan Accommodation
- Suitable for a Variety of Office, Medical, Educational, Leisure and Similar Uses
- Kitchen Facilities
- 10 Car Spaces Available



Location

Egham is superbly located approximately one mile west of Junction 13 of the M25. This allows easy access to M3, M4 and M40 motorways, Central London via Waterloo is 55 minutes and Heathrow by car 10 minutes. The property occupies a prime location in the heart of the pedestrianized town centre directly opposite The Precinct.

Description

The available accommodation comprises the entire first and second floors of a modern purpose built block arranged on ground and two upper floors. The accommodation is arranged primarily in open plan and is approached direct from the High Street via the ground floor reception and internal stairwell. Both floors are available individually or as a whole.

There are 10 car spaces available with the accommodation and there is also a pay and display car park to the rear.

Accommodation

Name	sq ft	sq m	Availability
1st	2,930	272.21	Available
2nd	2,765	256.88	Available
Total	5,695	529.09	

Terms

Floors are available individually on new leases for terms to be agreed.

Rent

£12.50 per sq ft

Service Charge

A nominal figure equating to £1.50/ sq ft will be required.'

Business Rates

The current Rateable Values of the Floors are as follows:  
2nd Floor RV £30,750 (includes 4 car spaces)  
1st Floor RV £25,000 (0 car spaces included)  
The actual business rates the tenant ends up paying may depend on the actual use of the premises.

Legal costs

Each party to bear their own legal costs incurred in the transaction.



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